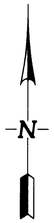
RENAISSANCE HEIGHTS

DEVELOPED BY

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

NOVEMBER 1995

SISUL ENGINEERING
375 PORTLAND AVE.
GLADSTONE, OR. 97027



VICINITY MAP

AS-BUILT

INDEX

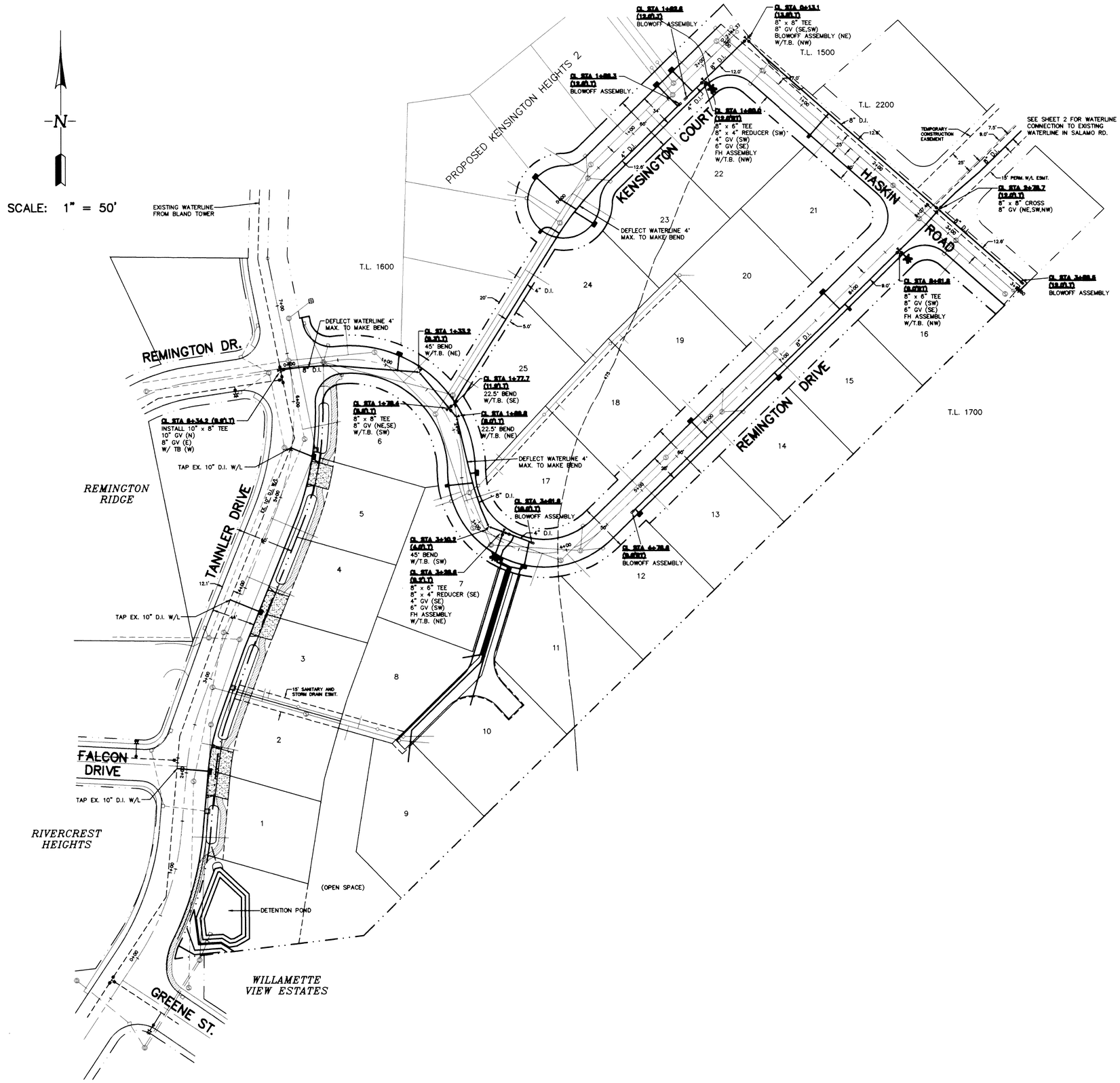
SHEET	DESCRIPTION
1	WATERLINE PLAN
2	OFFSITE WATERLINE PLAN
3	SANITARY SEWER PLAN
4	SANITARY SEWER PLAN
5	STREET AND STORM DRAIN PLAN
6	STREET AND STORM DRAIN PLAN
7	STREET AND STORM DRAIN PLAN
8	GRADING AND EROSION CONTROL PLAN
9	CROSS SECTIONS AND DETENTION POND DETAILS
10	CROSS SECTIONS
11	DETAILS

MOST RECENT REVISION TO THIS SET OF PLANS:
3/19/97

Renaissance Heights

RENAISSANCE HEIGHTS '97

AS-BUILT



REVISIONS	BY
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS

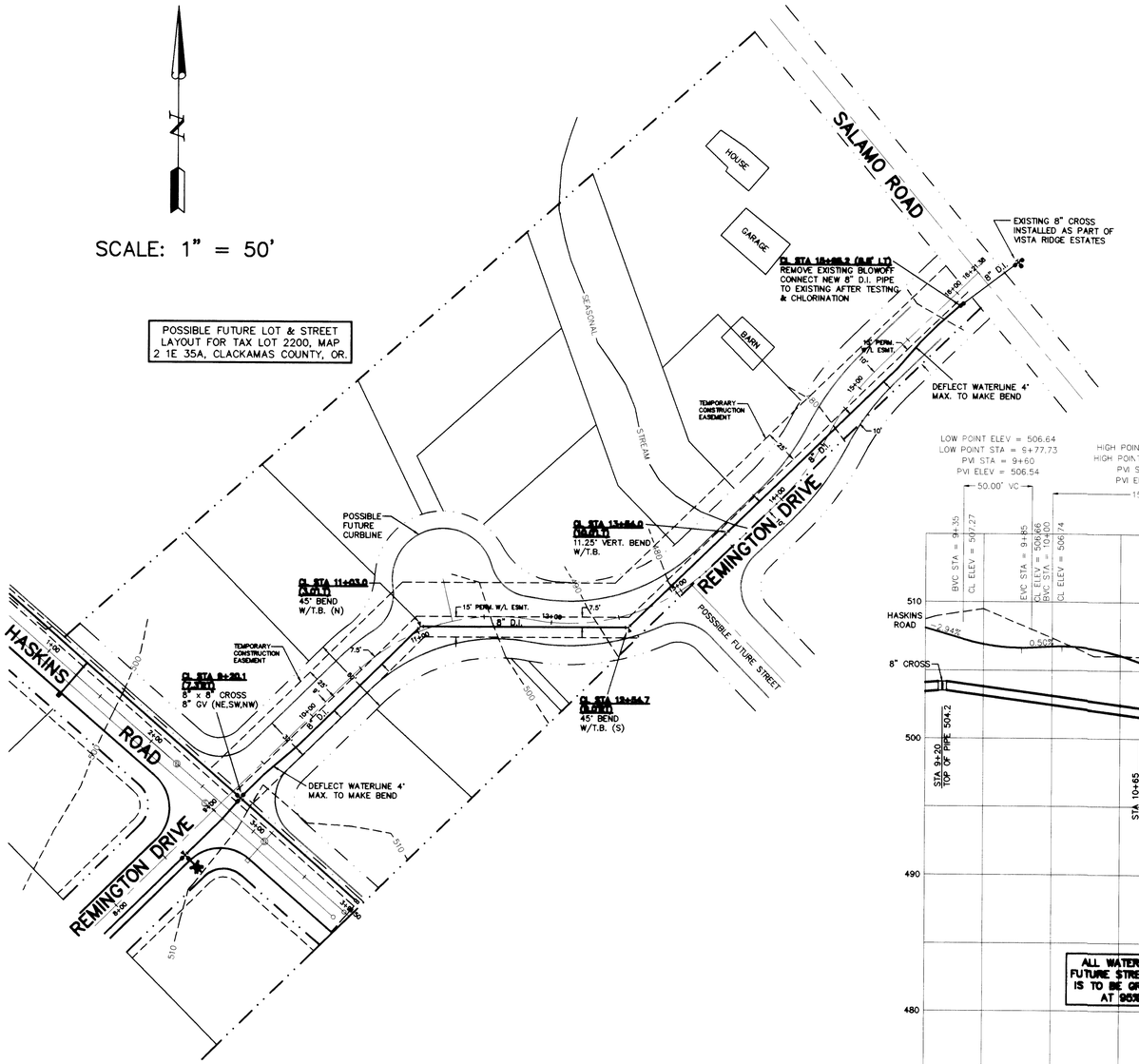
RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

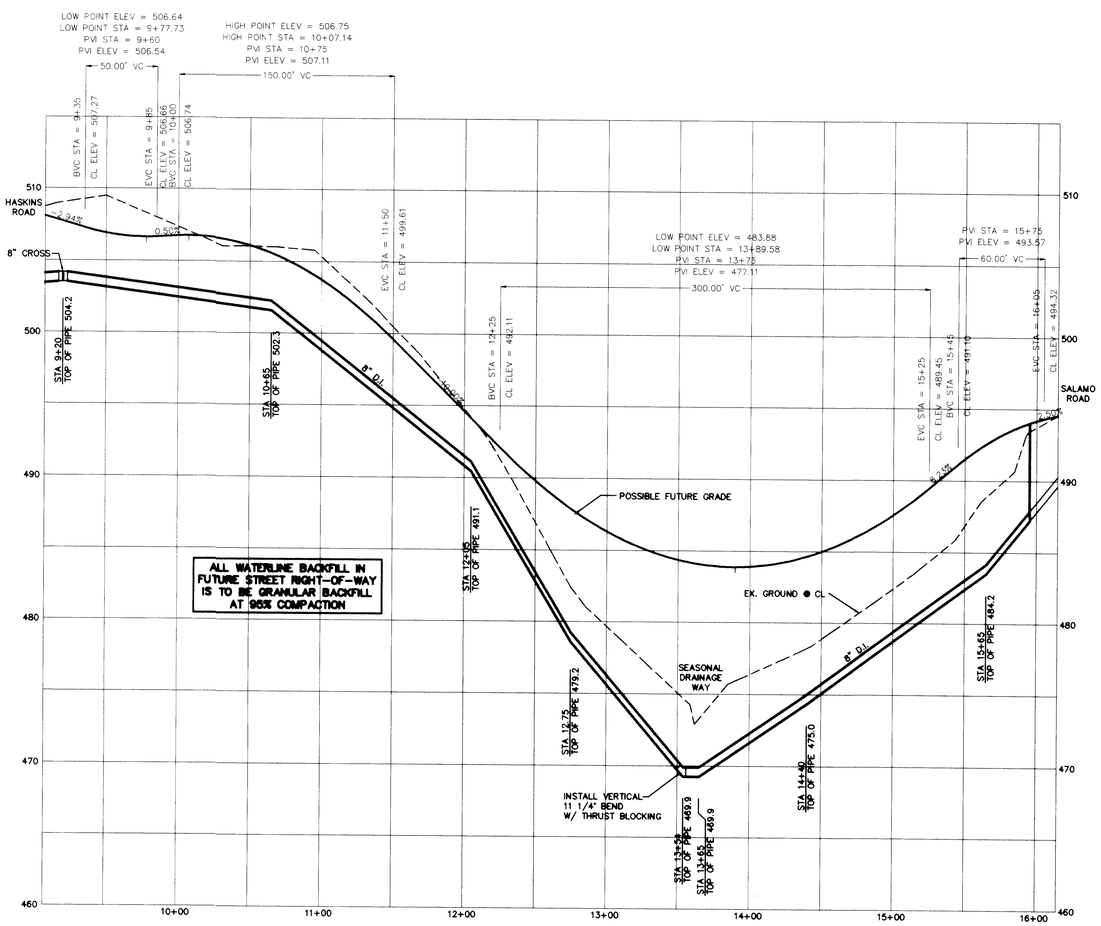
Waterline Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	1 OF 10 SHEETS

AS-BUILT





REMINGTON DRIVE

SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 18, 1993
PATRICK A. SISUL
3/19/97

REVISIONS	BY
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS

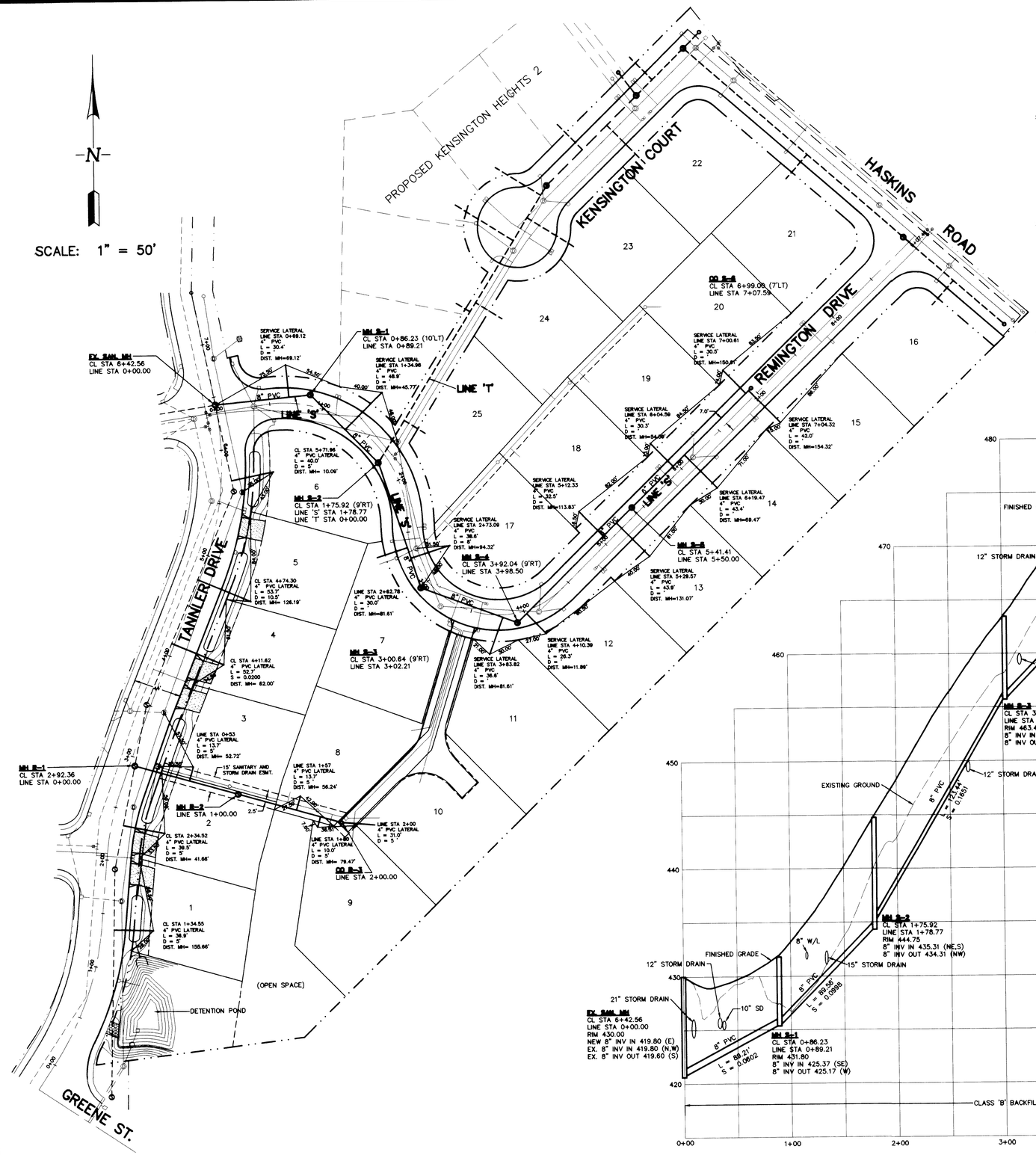
RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

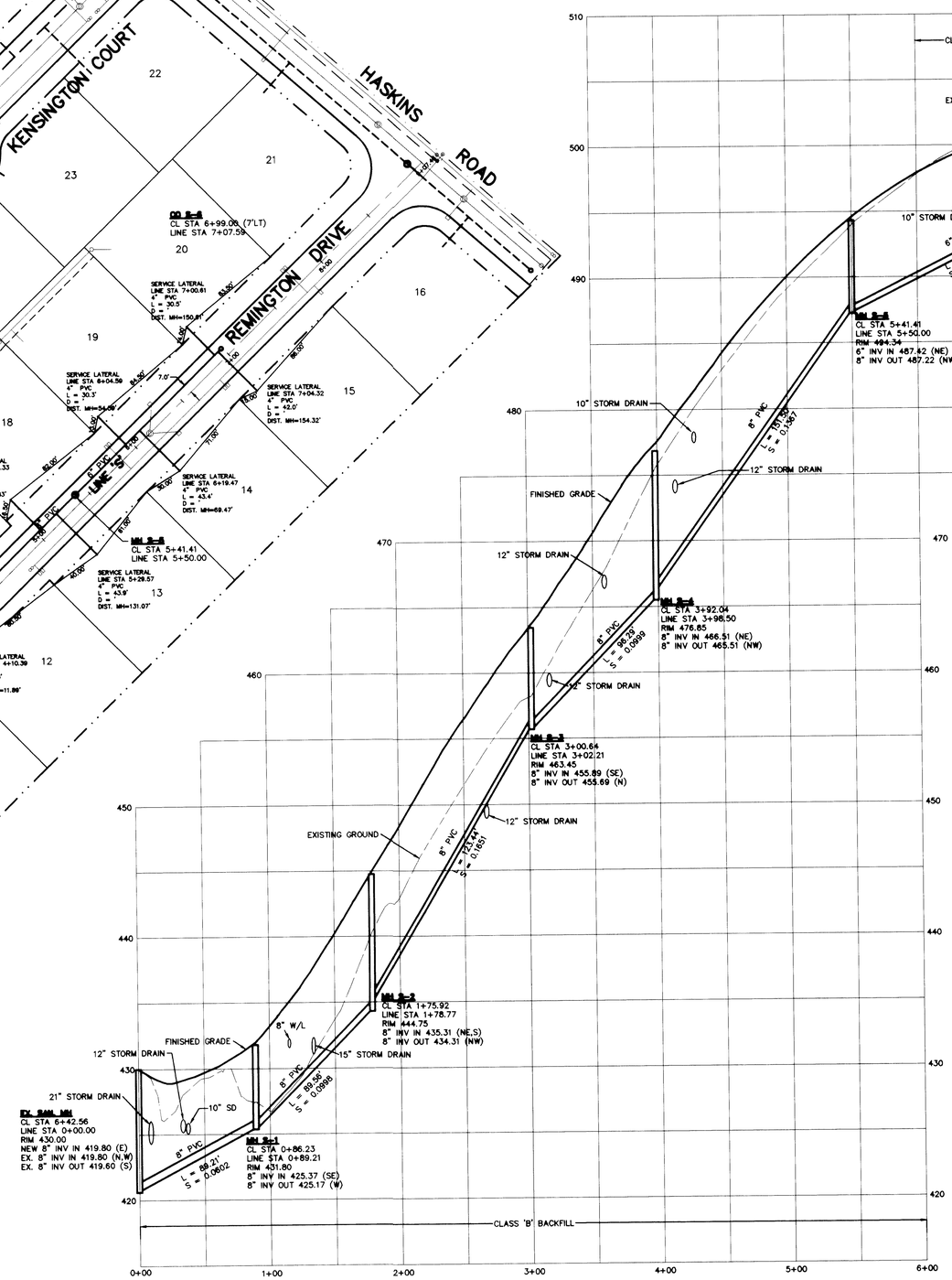
Offsite Waterline Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	2
OF	11 SHEETS

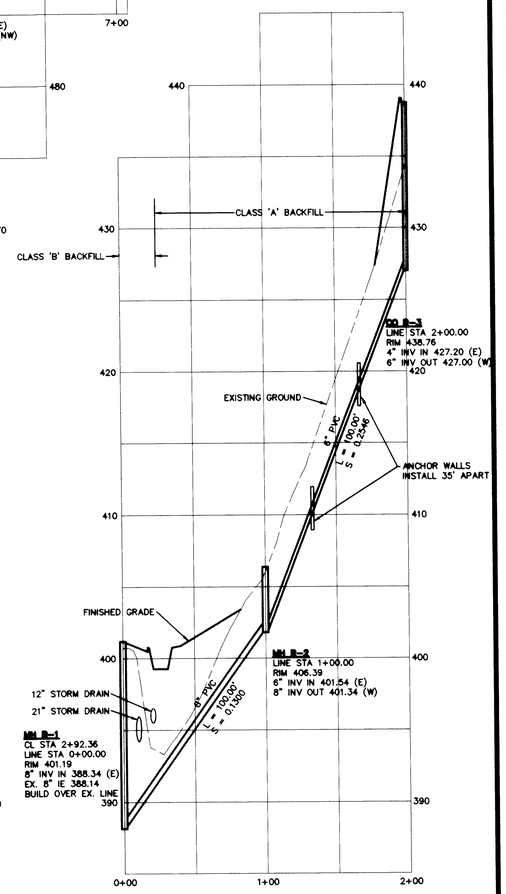
REVISIONS	BY
REVISE PER DEV REVIEW SHOW SAN LAT. STA'S REVISE TANNLER DR.	PS 9/30/96
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD





SANITARY LINE 'S'

SCALE: H: 1" = 50'
V: 1" = 5'



SANITARY LINE 'R'

SCALE: H: 1" = 50'
V: 1" = 5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
PATRICK A. SISUL
OREGON
MAY 18, 1993
3/17/97

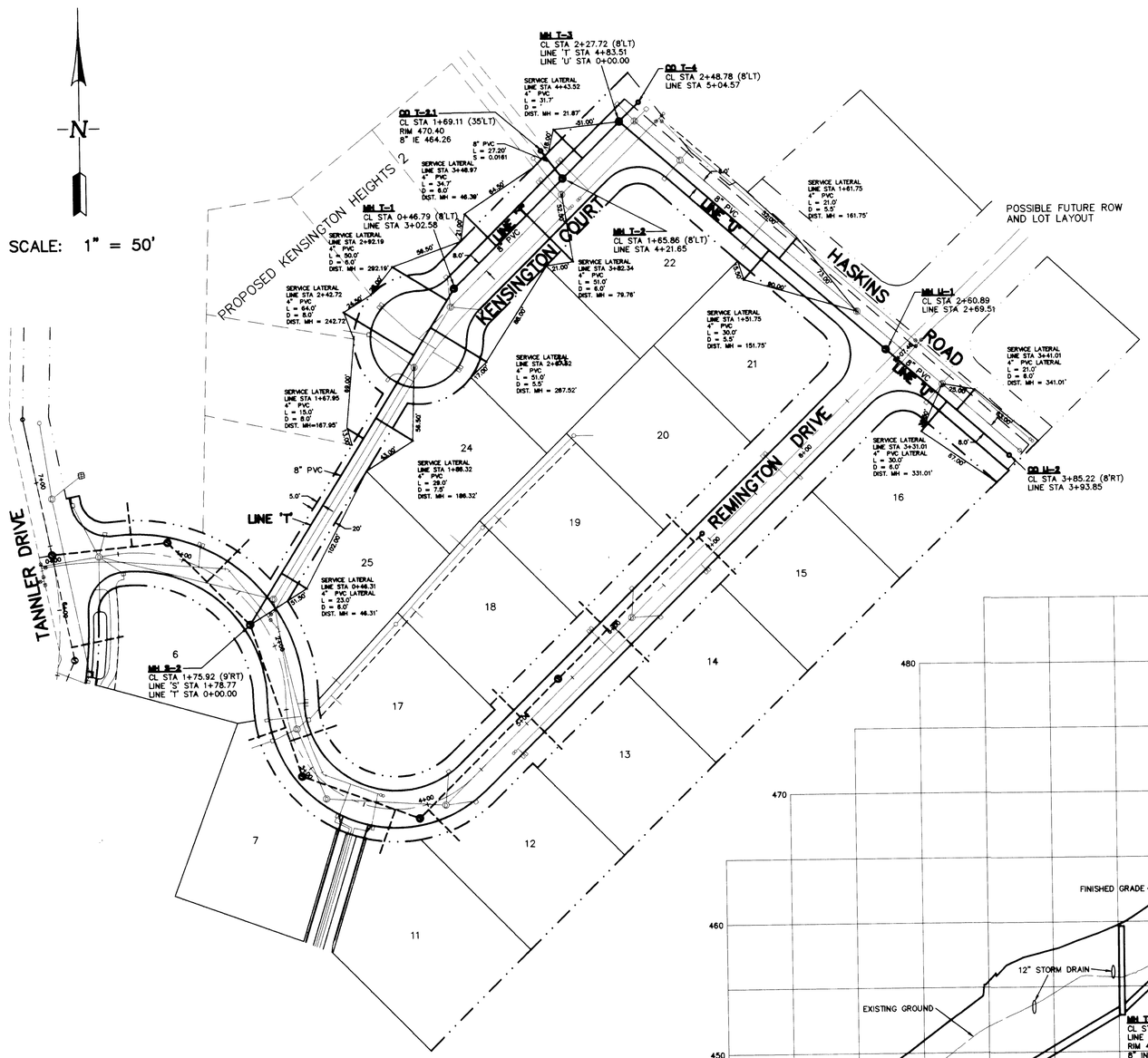
RENAISSANCE HEIGHTS

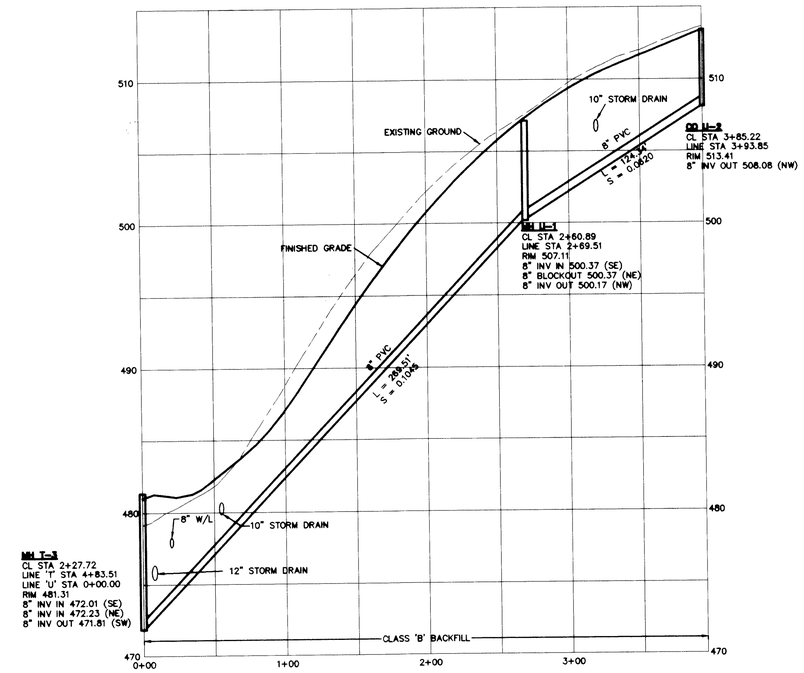
RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Sanitary Sewer Plan
Lines 'R' & 'S'

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	3
OF	11 SHEETS





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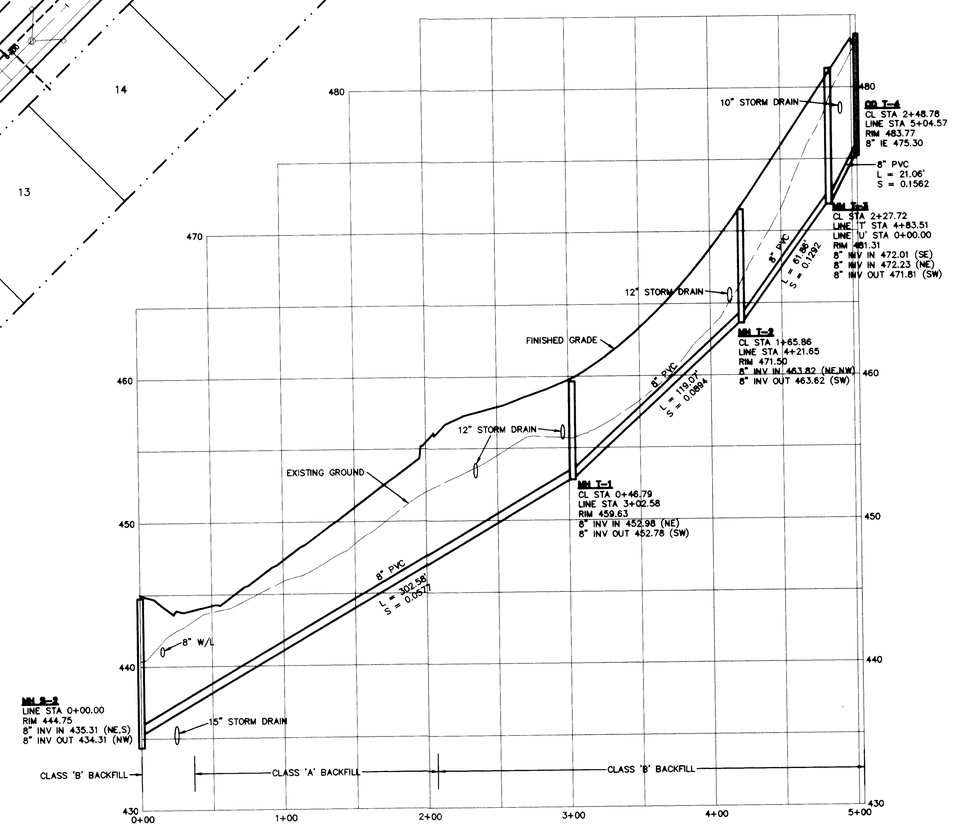
SCALE: H: 1" = 50'
V: 1" = 5'



SANITARY LINE 'T'

SCALE: H: 1" = 50'
V: 1" = 5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
PATRICK A. SISUL
OREGON
MAY 18, 1993
Exp. 6/30/98
3/19/97

REVISIONS	BY
REVISE PER DEQ REVIEW	PS
SHOW SAN LATERAL STATIONS	PS/GM
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Sanitary Sewer Plan
Lines 'T' & 'U'

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	4
OF	11 SHEETS

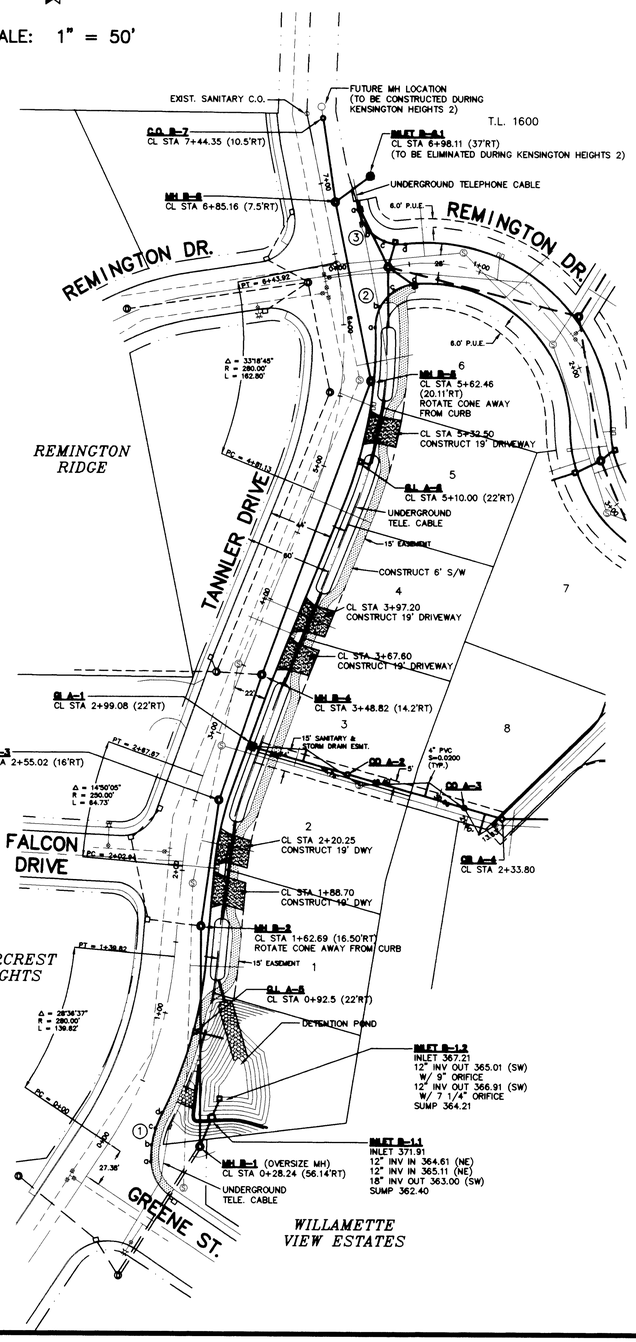
CURB RETURN DATA
(ELEVATIONS ARE TOP OF CURB)

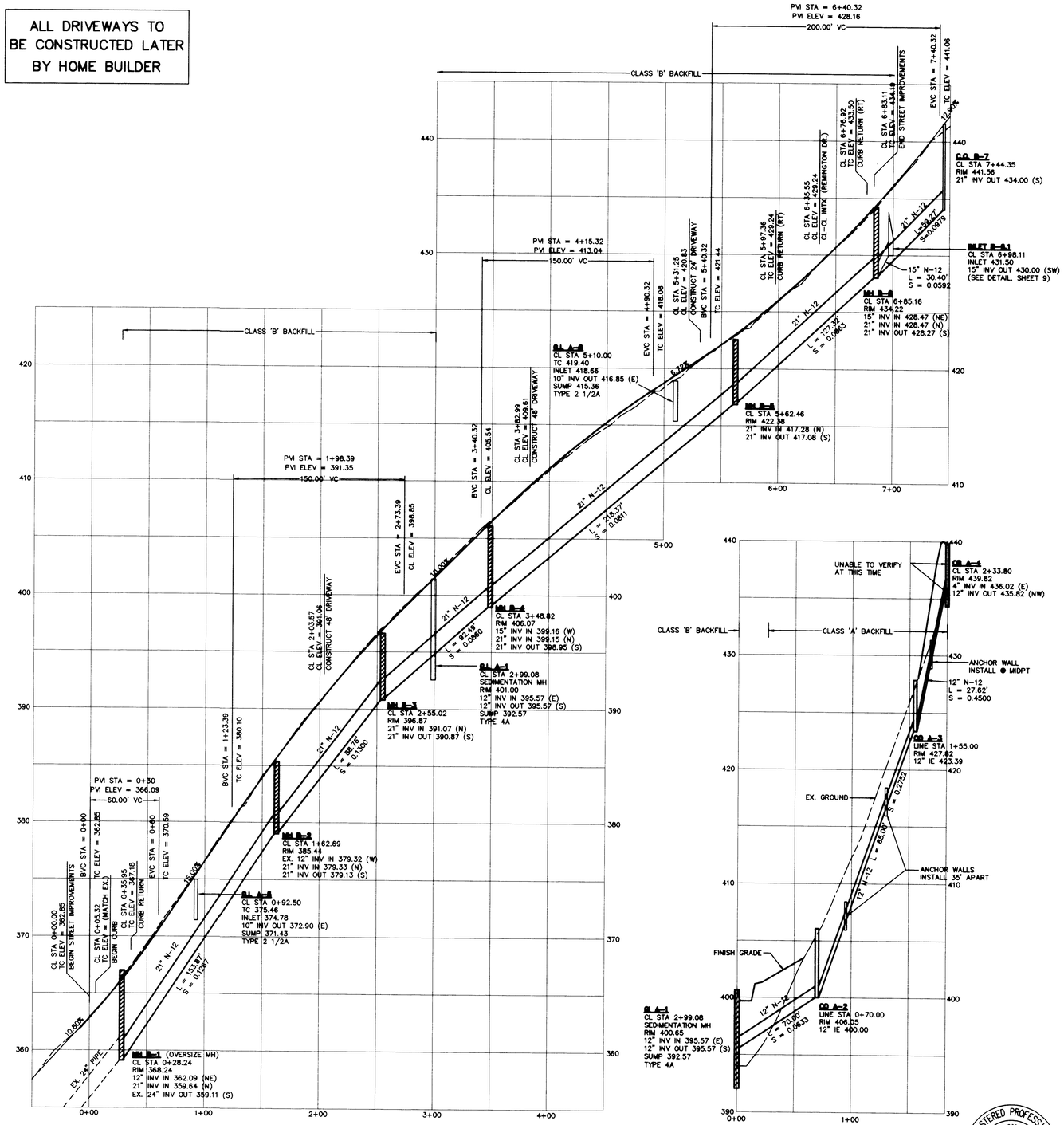
CURB	DATA	a	b	c	d
1	Δ = 31°13'13" R = 65.00' L = 35.42'	363.30 TANNLER DR. MATCH EX. (PCC)	364.42	365.52	367.18 TANNLER DR. STA 0+35.95
2	Δ = 86°57'22" R = 30.00' L = 45.53'	425.78 TANNLER DR. STA 5+97.36	427.29	428.74	429.61 REMINGTON DR. STA 0+52.60
3	Δ = 85°27'22" R = 30.00' L = 44.74'	433.50 TANNLER DR. STA 6+76.92	431.55	429.52	429.43 REMINGTON DR. STA 0+48.70

ALL DRIVEWAYS TO BE CONSTRUCTED LATER BY HOME BUILDER

-N-

SCALE: 1" = 50'





TANNLER DRIVE
SCALE: H: 1" = 50'
V: 1" = 5'

STORM LINE 'A'
SCALE: H: 1" = 50'
V: 1" = 5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER (815.551) PATRICK A. SISUL EXP. 6/30/98 OREGON MAY 18, 1993
3/19/97

REVISIONS	BY
REVISE PER CITY REVIEW, MODIFY SD & DETENTION ALONG TANNLER DR.	PS 9/20/96
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS
RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Tannler Drive Street and Storm Drain Plan

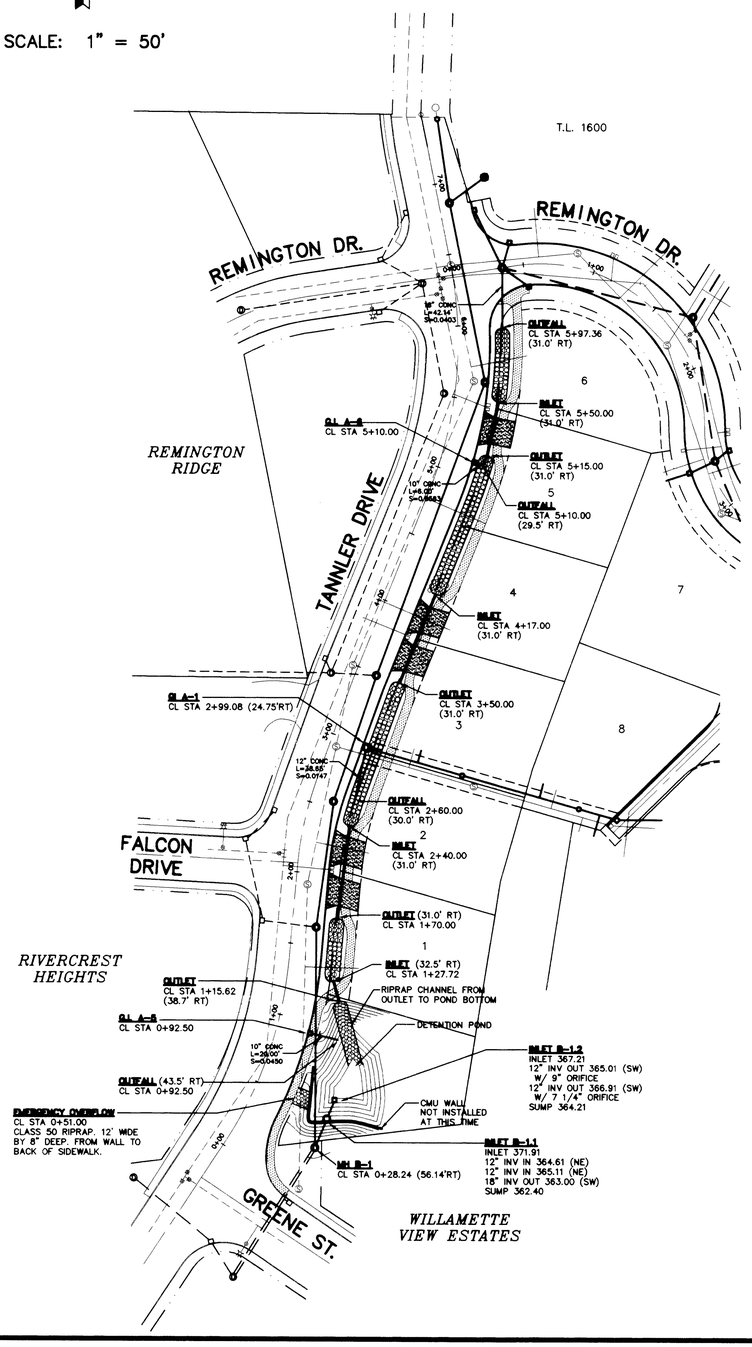
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

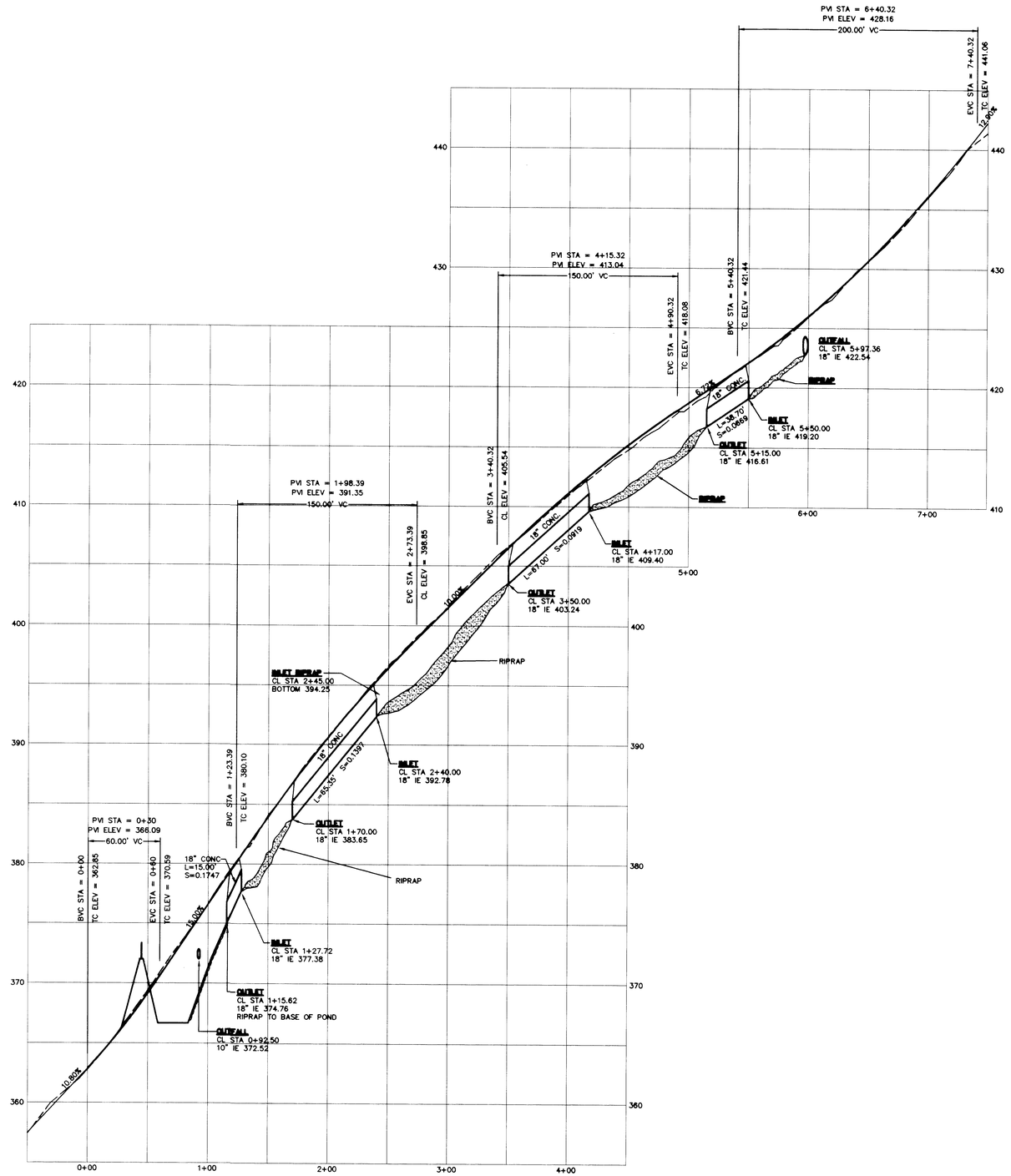
DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	WCS
JOB	93-34C
SHEET	5
OF	11 SHEETS

ALL DRIVEWAYS TO BE CONSTRUCTED LATER BY HOME BUILDER

N

SCALE: 1" = 50'





TANNLER DRIVE WATER QUALITY SWALE

SCALE: H: 1" = 50'
V: 1" = 5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 18, 1993
PATRICK A. SISUL
3/19/97

REVISIONS	BY
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD

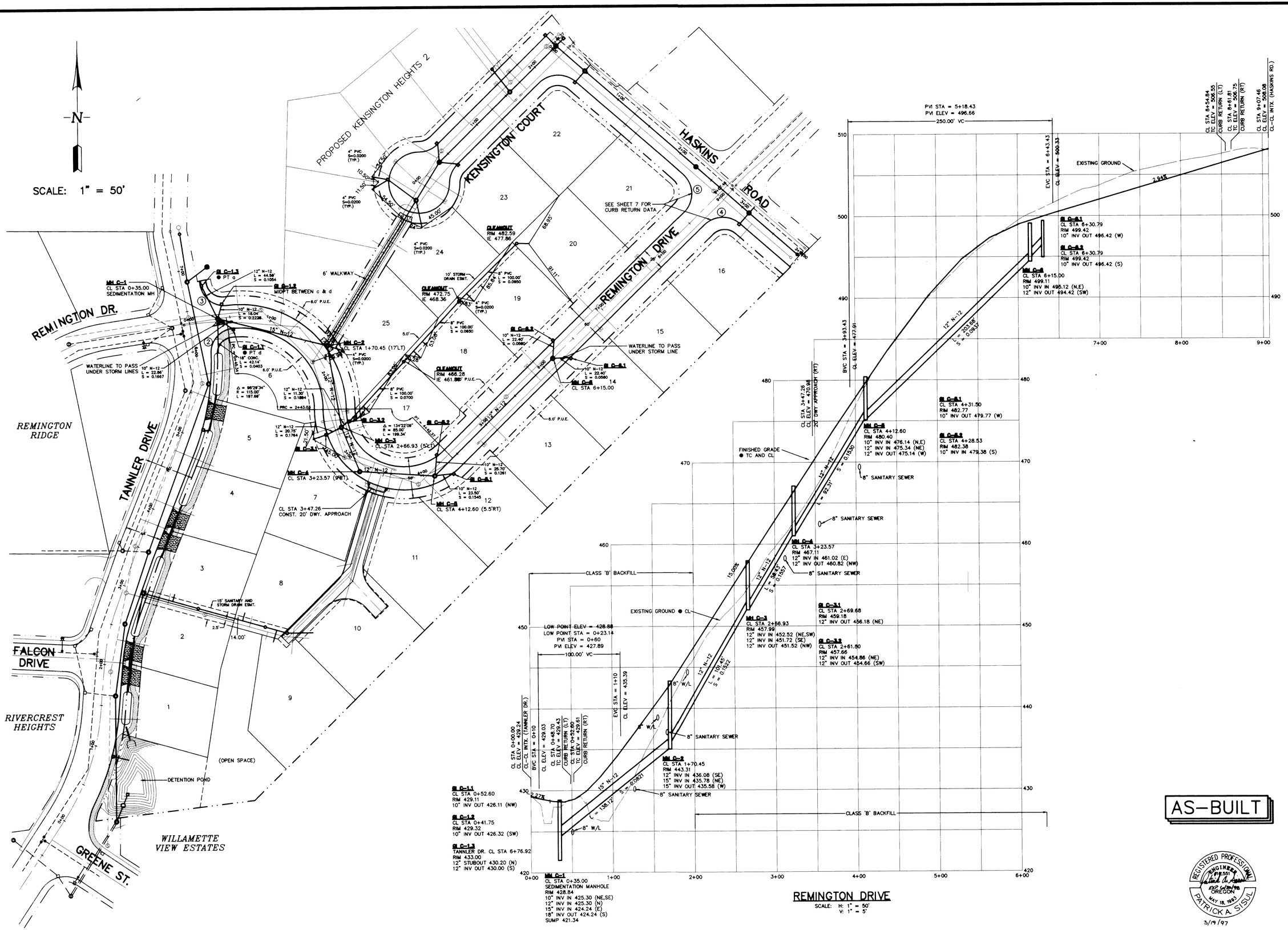
RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Tannler Drive
Water Quality Facility

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	MAR. 1996
SCALE	1" = 50'
DRAWN	WCS
JOB	93-34C
SHEET	5A
OF 11 SHEETS	



AS-BUILT

REGISTERED PROFESSIONAL ENGINEER PATRICK A. SISUL OREGON MAY 18, 1983 EXP. 6/30/98

3/19/97

REVISIONS	BY
REVISE TANNLER DR. STORM DRAIN, CB LEADS TO 10" DWM.	PS 9/30/96
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Remington Drive: Street and Storm Drain Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

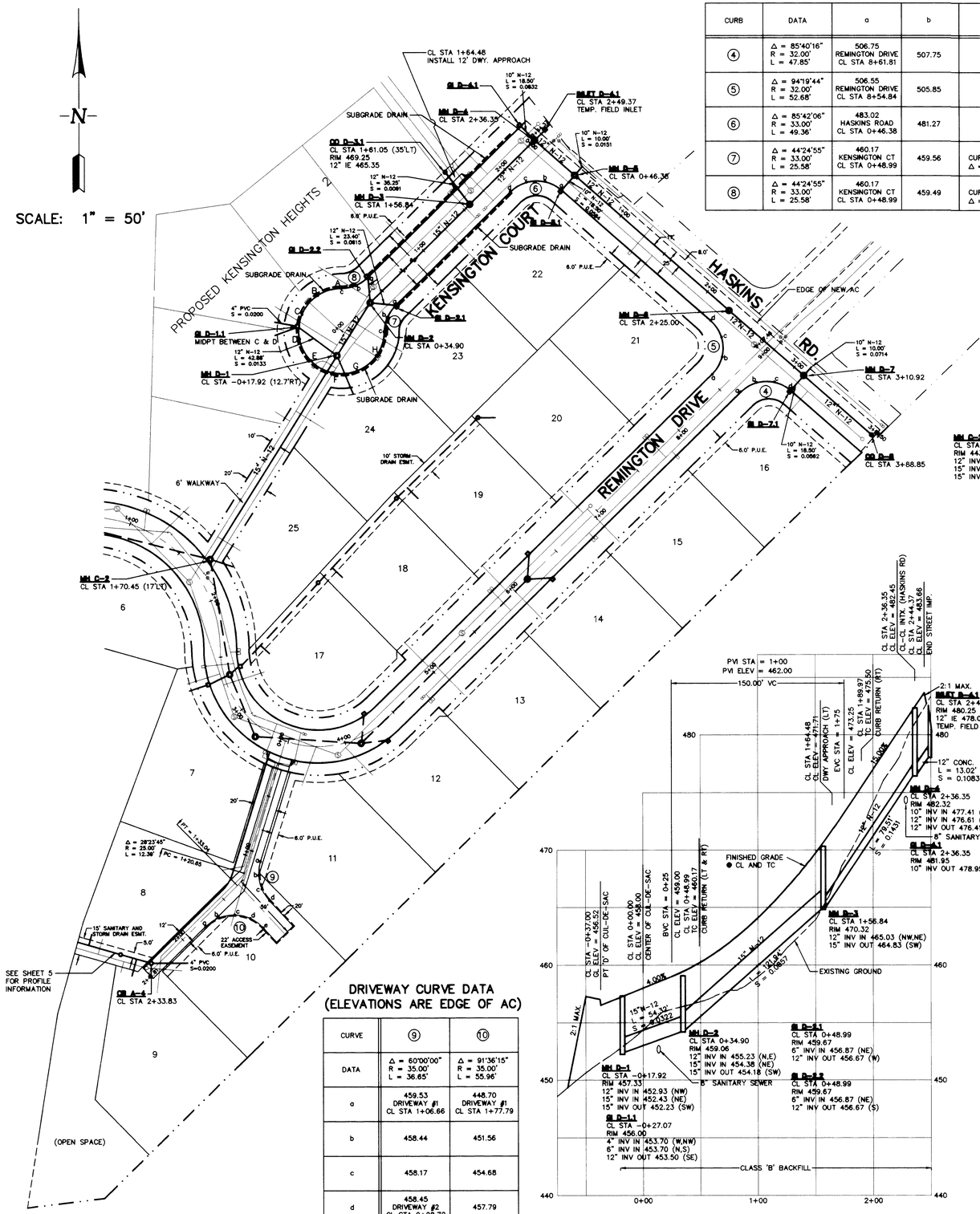
DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	6
OF	11 SHEETS

CURB RETURN DATA (ELEVATIONS ARE TOP OF CURB)

CURB	DATA	a	b	c	d
4	Δ = 85°40'16" R = 32.00' L = 47.85'	506.75 REMINGTON DRIVE CL STA 8+61.81	507.75	509.34	510.59 HASKINS ROAD CL STA 3+10.92
5	Δ = 94°19'44" R = 32.00' L = 52.68'	506.55 REMINGTON DRIVE CL STA 8+54.84	505.85	504.75	503.86 HASKINS ROAD CL STA 2+18.65
6	Δ = 85°42'06" R = 33.00' L = 49.36'	483.02 HASKINS ROAD CL STA 0+46.38	481.27	478.45	475.50 KENSINGTON CT CL STA 1+89.97
7	Δ = 44°24'55" R = 33.00' L = 25.58'	460.17 KENSINGTON CT CL STA 0+48.99	459.56	459.14 CURBLINE PRC Δ = 00°00'00"	
8	Δ = 44°24'55" R = 33.00' L = 25.58'	460.17 KENSINGTON CT CL STA 0+48.99	459.49	458.82 CURBLINE PRC Δ = 00°00'00"	

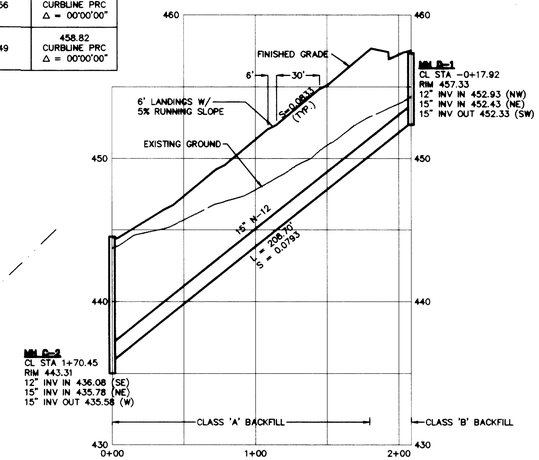
CUL-DE-SAC DATA

POINT	RADIUS	DELTA ANGLE FROM PRC	TC ELEV.
A	37'	00°00'00"	458.82
B	37'	33°36'14"	457.51
C	37'	67°12'28"	456.57
D	37'	100°48'41"	456.57
E	37'	134°24'55"	457.02
F	37'	168°01'09"	457.56
G	37'	201°37'23"	458.08
H	37'	235°43'36"	458.61
I	37'	268°49'50"	459.14



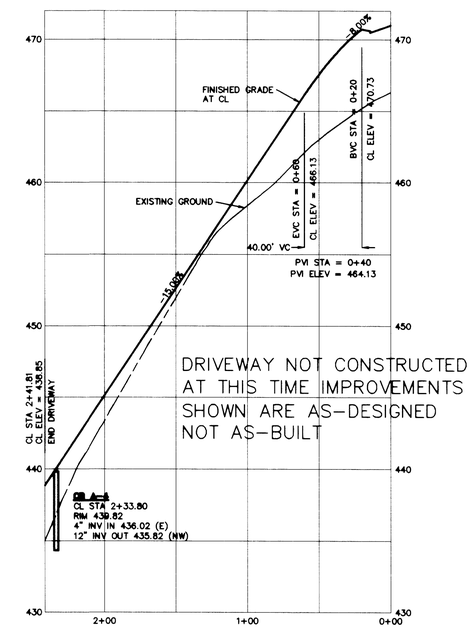
DRIVEWAY CURVE DATA (ELEVATIONS ARE EDGE OF AC)

CURVE	9	10
DATA	Δ = 60°00'00" R = 35.00' L = 36.65'	Δ = 91°36'15" R = 35.00' L = 55.96'
a	459.53 DRIVEWAY #1 CL STA 1+06.66	448.70 DRIVEWAY #1 CL STA 1+77.79
b	458.44	451.56
c	458.17	454.68
d	458.45 DRIVEWAY #2 CL STA 0+28.72	457.79
e		459.81 DRIVEWAY #2 CL STA 0+42.32



STORM LINE 'D'

SCALE: H: 1" = 50' V: 1" = 5'

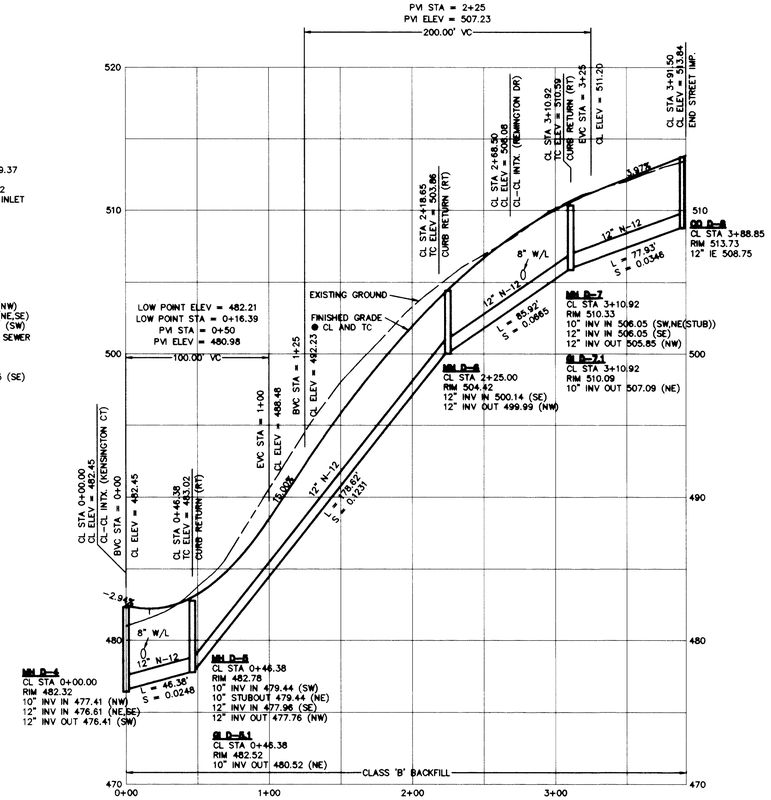


DRIVEWAY

SCALE: H: 1" = 50' V: 1" = 5'

KENSINGTON COURT

SCALE: H: 1" = 50' V: 1" = 5'



HASKINS ROAD

SCALE: H: 1" = 50' V: 1" = 5'

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER PATRICK A. SISUL EXP. 6/30/98 OREGON MAY 16, 1983

3/19/97

REVISIONS	BY
REVISE MH D-1, MODIFY SD LEADS TO 10"	PS 8/30/96
AS-BUILT 10/20/96	GAM
AS-BUILT 03/17/97	LD

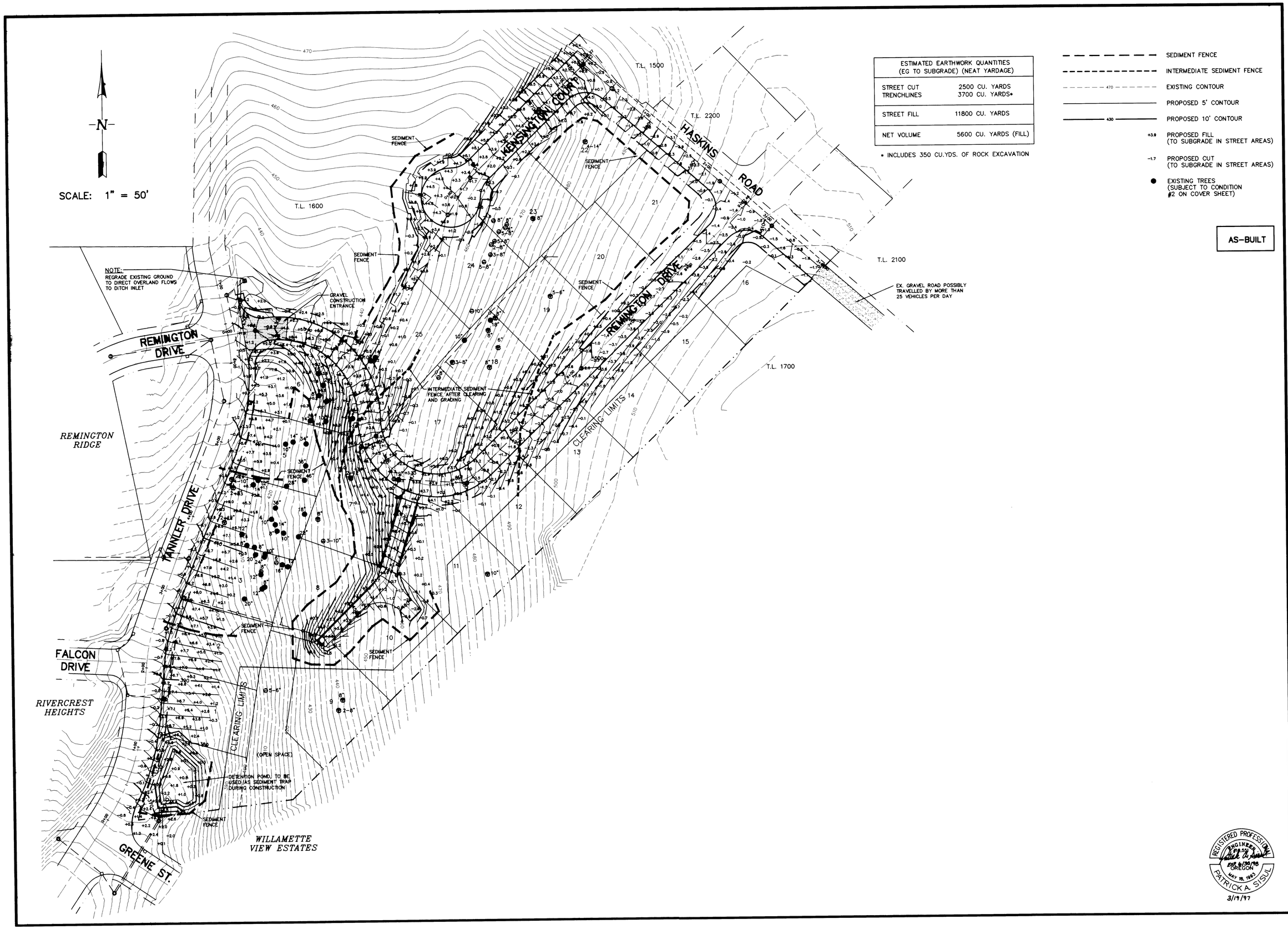
RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Kensington Court, Haskins Road
Street and Storm Drain Plan

SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	1" = 50'
DRAWN	PS/WCS
JOB	93-34C
SHEET	7
OF 11	SHEETS



ESTIMATED EARTHWORK QUANTITIES (EG TO SUBGRADE) (NEAT YARDAGE)	
STREET CUT TRENCHLINES	2500 CU. YARDS 3700 CU. YARDS*
STREET FILL	11800 CU. YARDS
NET VOLUME	5600 CU. YARDS (FILL)

* INCLUDES 350 CU.YDS. OF ROCK EXCAVATION

SEDIMENT FENCE
INTERMEDIATE SEDIMENT FENCE
470 EXISTING CONTOUR
PROPOSED 5' CONTOUR
430 PROPOSED 10' CONTOUR
+3.9 PROPOSED FILL (TO SUBGRADE IN STREET AREAS)
-1.7 PROPOSED CUT (TO SUBGRADE IN STREET AREAS)
● EXISTING TREES (SUBJECT TO CONDITION #2 ON COVER SHEET)

AS-BUILT

REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 19, 1993
PATRICK A. SISUL
3/19/97

REVISIONS	BY
AS-BUILT 03/17/97	LD

RNEAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

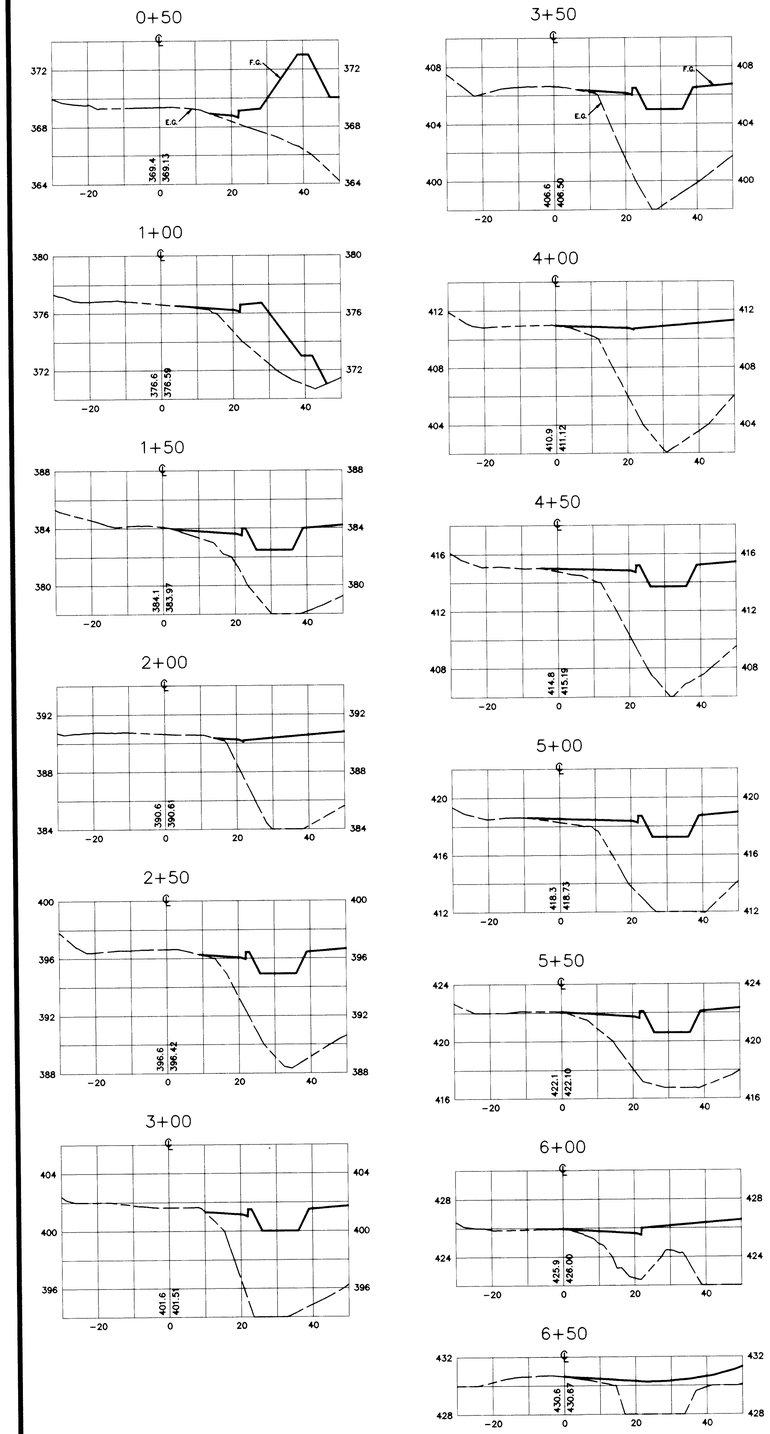
Grading and Erosion Control Plan

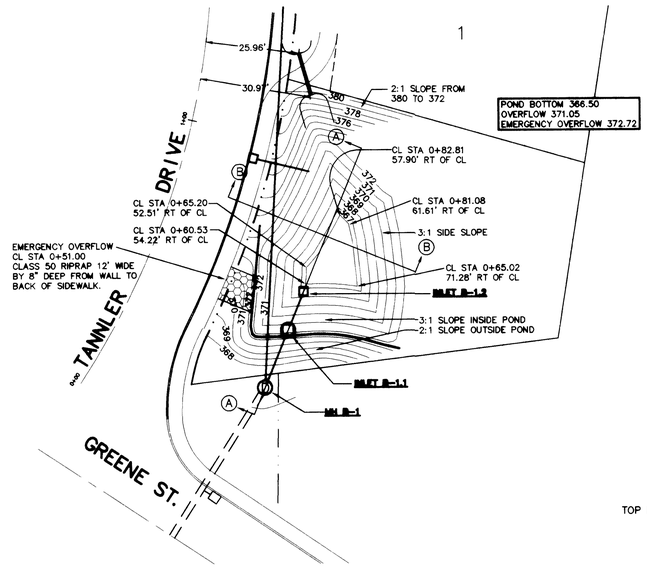
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE NOV. 1995
SCALE 1" = 50'
DRAWN PS/WCS
JOB 93-34C
SHEET 8 OF 11 SHEETS

TANNLER DRIVE

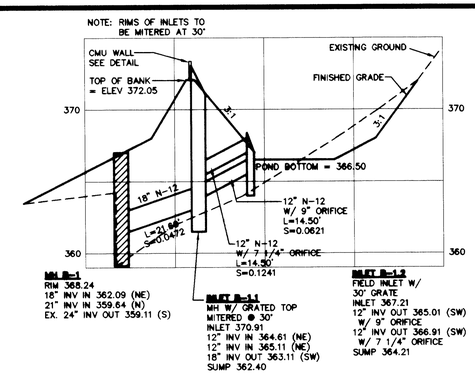
SCALE: HORI: 1" = 20'
VERT: 1" = 5'





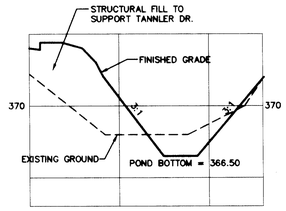
DETENTION POND DETAIL

NTS



SECTION A-A

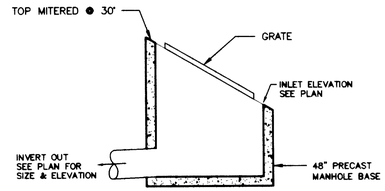
SCALE: H: 1" = 40'
V: 1" = 10'



SECTION B-B

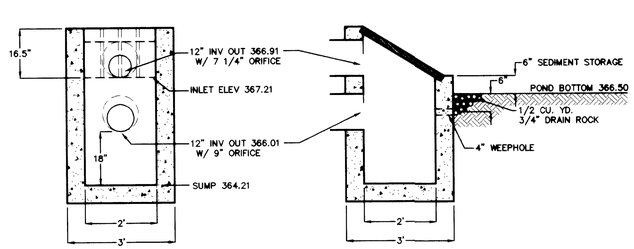
SCALE: H: 1" = 40'
V: 1" = 10'

AS-BUILT



INLET B-6.1 DETAIL

N.T.S.



INLET B-1.2 DETAIL

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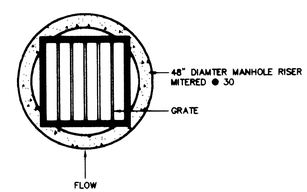
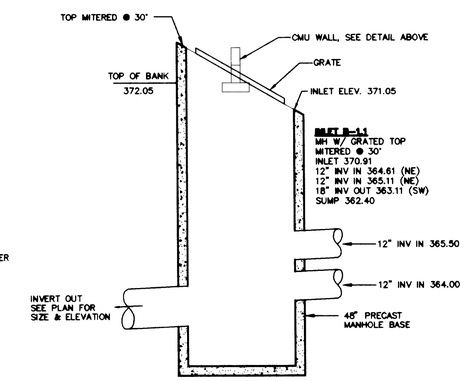


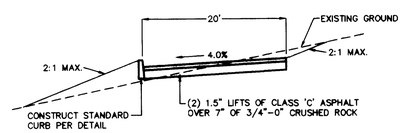
MANHOLE INLET DETAIL

N.T.S.



INLET B-1.1 DETAIL

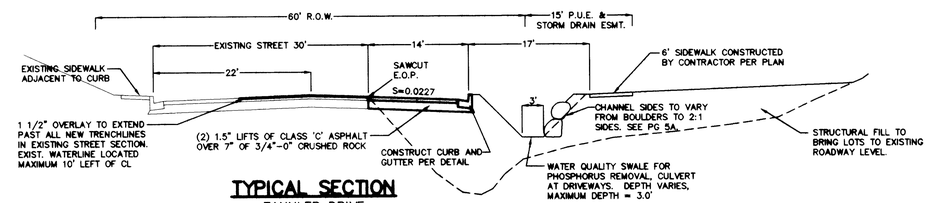
N.T.S.



TYPICAL SECTION

DRIVEWAY

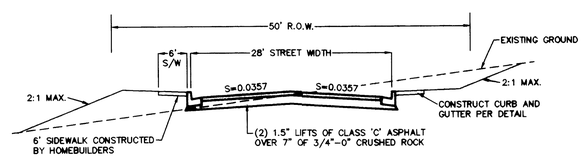
(NTS)



TYPICAL SECTION

TANNLER DRIVE

(NTS)

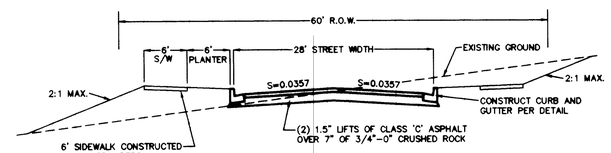


TYPICAL SECTION

REMINGTON DRIVE

FROM CL STA 0+00 TO CL STA 4+80±

(NTS)



TYPICAL SECTION

REMINGTON DRIVE

FROM CL STA 4+80± TO CL STA 9+00

(NTS)

REGISTERED PROFESSIONAL ENGINEER
PATRICK A. SISUL
OREGON
MAY 18, 1983
3/19/97

REVISIONS	BY
REVISE PER CITY REVIEW POND LAYOUT & INLETS SHE & REMINGTON STATS	PS 9/20/96
AS-BUILT	LD 3/17/97

RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Cross Sections and Detention Pond Details

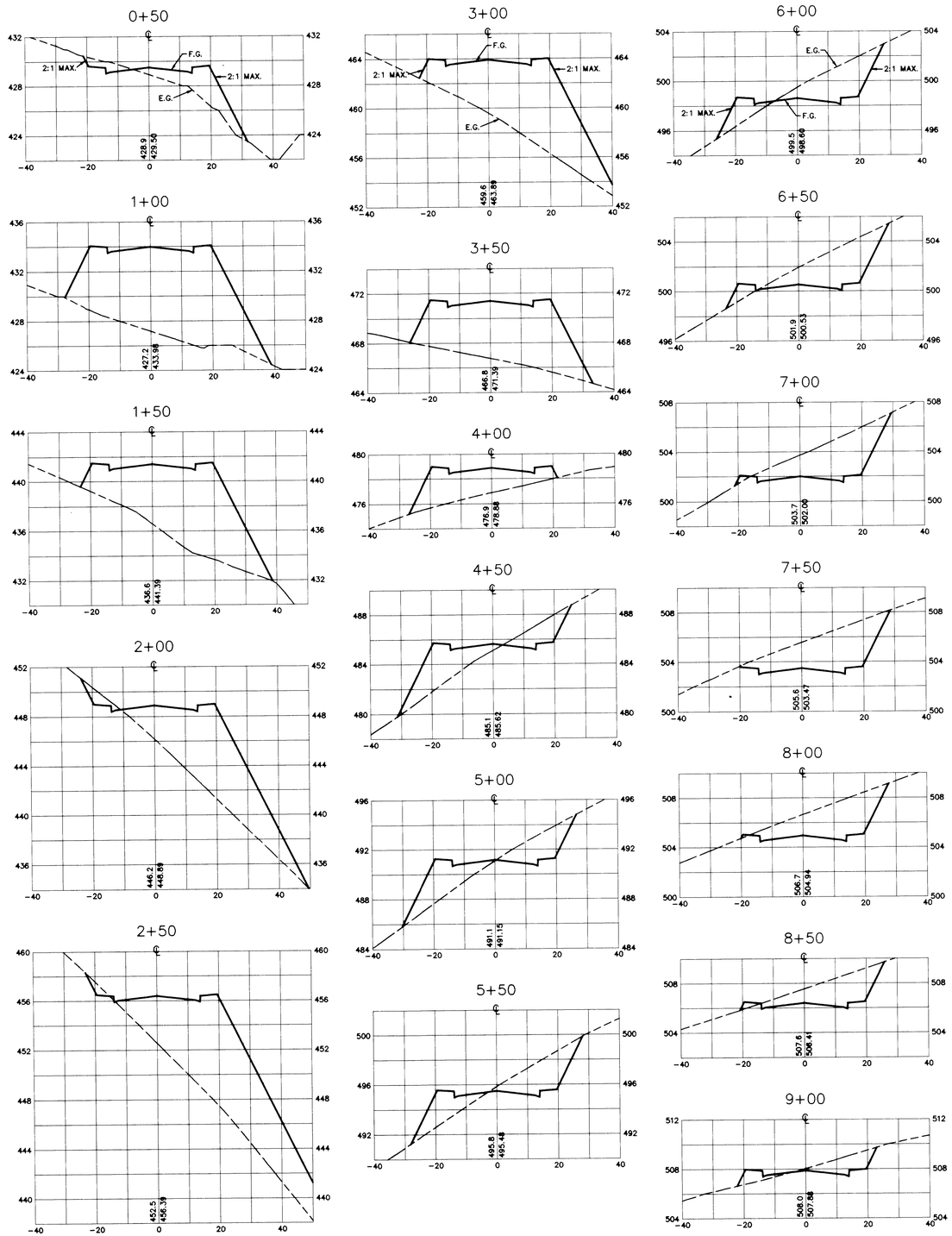
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OREGON 97027
(503) 657-0188

DATE	NOV. 1995
SCALE	NOTED
DRAWN	WCS
JOB	93-34C
SHEET	9
OF	11 SHEETS

AS-BUILT

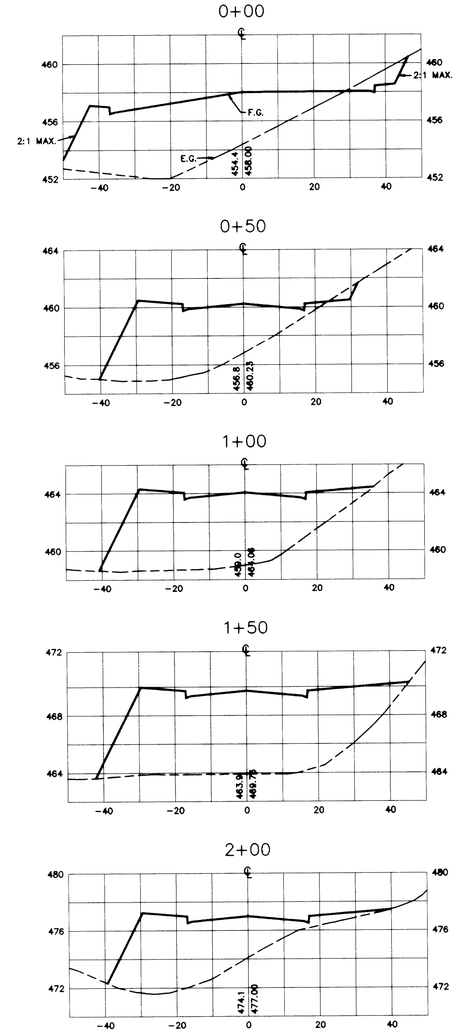
REMINGTON DRIVE

SCALE: HORI: 1" = 20'
VERT: 1" = 5'



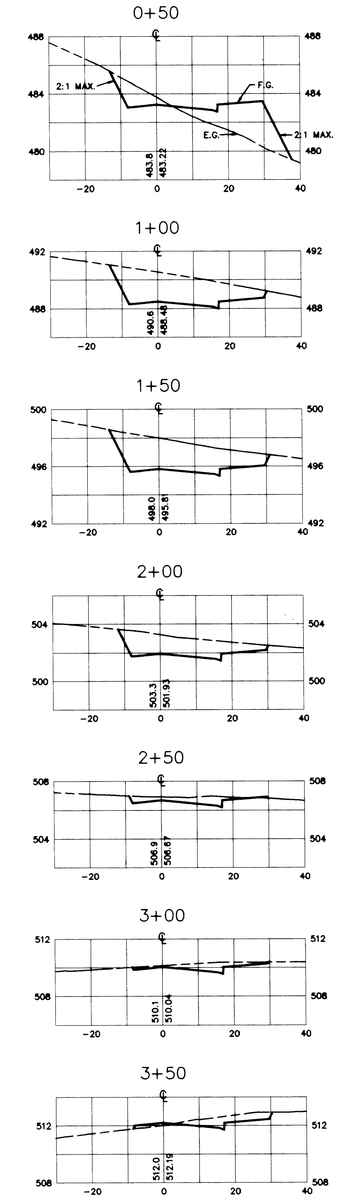
KENSINGTON COURT

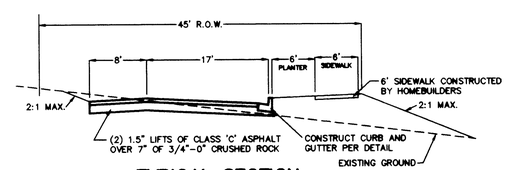
SCALE: HORI: 1" = 20'
VERT: 1" = 5'



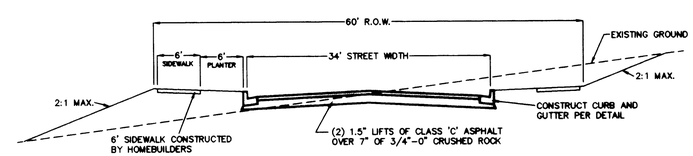
HASKINS ROAD

SCALE: HORI: 1" = 20'
VERT: 1" = 5'





TYPICAL SECTION
HASKINS ROAD
(NTS)



TYPICAL SECTION
KENSINGTON COURT
(NTS)

REGISTERED PROFESSIONAL ENGINEER
OREGON
MAY 18, 1993
PATRICK A. SISUL
3/19/97

REVISIONS	BY
AS-BUILT 03/17/97	LD

RENAISSANCE HEIGHTS

RENAISSANCE DEVELOPMENT CORPORATION
BAY CREEK DEVELOPMENT CORPORATION

Cross Sections

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